

City of Tillamook Planning Commission Meeting
February 1, 2007

Staff Present:

Jodee Averill
David Mattison

Commissioners Present:

Steve Munoz
Ray Jacobs
Rob Huston
Jan Stewart
Tamra Jacobs
Howard Harrison
Nick Hahn

Hearings of Citizens and Delegations: None

Minutes: Commissioner T. Jacobs moved to approve the minutes from the January 4, 2007 meeting. Commissioner Munoz seconded the motion. The motion passed with a unanimous aye vote.

Public Hearing:

Chairperson Stewart opened the public hearing. She then read the hearing disclosure. She also added that this was a continuance from the January 2007 meeting. She asked for any ex parte contact, bias, or conflict of interest. There was none. There was no challenge from the audience.

Planning Solutions Architecture, Tillamook County Transportation District, and City of Tillamook, #Sp-06-11, Site Plan Review, and #CU-06-04, Conditional Use Permit, to construct an approximately 2,985 square foot transit and visitor center with office space and an information counter for the Tillamook Chamber of Commerce and Tillamook County Transportation District and public restrooms, additionally including an approximately 720 square foot indoor waiting area with 30 comfortable seats for bus passengers, an approximately 1,440 square foot (24 ft X 60 ft) canopy for waiting passengers, a 12 ½ foot driveway for northbound bus traffic through the existing City of Tillamook City Hall parking lot on the east side of the subject property, and a paved plaza to the east of the proposed building, envisioned as dedicated to the Davy Family, all within the Public and Semi-Public Zone District and inside the City Limits of the City of Tillamook. This hearing is continued from the January 4, 2007 City Planning Commission Public Hearing.

City Planner read a summary of the staff report with amendments. He also read into the record letters received.

Commissioner Harrison asked City Planner about the noise reports mentioned in the application, did the applicant provide copies of them to the City? City Planner said they were in the packets, and reviewed them with the Commission. He added that it is not an actual report, just statistics.

Applicants: Mark Gervasi, City of Tillamook, City Manager, 104 Park Ave, Tillamook
Bill Hollstrom, Board of Directors, TCTD 4213 Marolf #D, Tillamook
Matt Mumford, General Manager TCTD, 8960 Valley View Dr., Tillamook
Mark Diloreto Architect, 1601 Broadway, Vancouver Wa.

Mr. Gervasi reviewed the history of the project. Mr. Diloreto reviewed the project plans. Mr. Mumford gave an outline of the funding and timeline. He also added that since the last meeting he has read the TSP, as suggested by Commissioner T. Jacobs. Mr. Mumford went over the FTA Studies regarding the air quality and buses. The oldest bus is 1999, and it will soon be replaced. He said that they don't feel this is going to be an issue, but if it does, they would be willing to move the HVAC system if needed. He said that the buses won't be sitting there for more than a few minutes, and if they need to will shut off their engines. He also reviewed the noise statistics.

Commissioner R. Jacobs asked why this was named after the Davy Family. Mr. Mumford said that the official title is The Tillamook Town Square Transit and Visitor Center. There will be a plaque with a photo and statement, but only the tree will be dedicated to the Davy Family.

Commissioner Munoz asked about the parking requirements. If the Chamber of Commerce will be here, there wouldn't be enough room for RV Parking. City Planner said that there is no parking requirement. Mr. Mumford said that they encourage their riders to park at the Third Street locations, due to the timed parking in the area.

Commissioner T. Jacobs asked about the turn radius when the buses are pulling in. Mr. Mumford said that is the reason they are taking out the space in front of The Total Look, to accommodate the turn. He said that if Third Street is turned into a two way street, the buses would be re-routed to circle around so they would not have to make a right turn across traffic.

Commissioner Harrison asked about the noise issue. What could they do to fix this if it becomes an issue? Mr. Gervasi said that they have already planned to replace the existing windows with storm windows, and that the repairs will be done in phases. Chairperson Stewart suggested this be brought up under Commission Discussion.

Chairperson Stewart asked how many in the audience wanted to give neutral testimony, or speak in opposition of the application. All audience wanted to speak in support of the application.

Shirley Kalkhoven, Nehalem Mayor and Chairperson of the Northwest Area Commission on Transportation. She said that the Area Commission members support this project. There are tight timelines and restrictions on the project, which is why it may have seemed like it was put together quickly. This is the only project submitted by Clatsop and Tillamook counties that was approved.

Tom Connaughton, 307 Main Avenue, Tillamook, TDA President
Mr. Connaughton stated that the TDA feels the proposed project will positively impact the economic vitality of this town. The bus system also brings people to Tillamook, and will be a final destination for people to come and stay and shop in our town.

Janet Davis, 4940 Brickyard Road, Tillamook
Ms. Davis brought up page 10, item D in the staff report. She said that it is fine to require drought resistant vegetation. But if you want to include something that does not require irrigation, it should be listed as drought tolerant. She also added she very much supports this project.

Chris Kell, 13485 Trask River Road, Tillamook, Manager of Tillamook Farmers Market
Ms. Kell wanted to address how this project would maximize the use of a public area. This new building would not only help the Farmers Market, but would also provide an attractive usable area for other groups and programs wanting to promote our community.

Sandy Hemenway, 3705 Highway 101 N. Tillamook, Chamber of Commerce Director
Ms. Hemenway added that they are excited about this project, and that the Chamber is not moving. They have had a lot of request to be in the downtown area, but due to the lack of parking, they have stayed at their location on Hwy. 101. This would be a great location because of the easy access to the public. She also said that the bus system has been used by the Chamber for employees that do not have transportation. She feels this is a very important addition to the downtown area.

There were no opponents or neutral testimony. The public hearing was then closed for Commission Discussion.

Commissioner Harrison asked what would happen if Third Street was changed to a two way street. City Planner said that the spaces would just be traded, the east space removed and the west space would be added back.

Commissioner T. Jacobs asked about the stairway leading to the residence above The Total Look. City Planner said that the sidewalk would be improved for the residents and eliminate the ditch.

Commissioner T. Jacobs said that she feels there should be conditions added regarding what will be done to fix the issues of noise and air quality if they do become a problem. Commissioner Huston agreed, and added that even though the applicant believes in good faith that this is not a problem, there should be something concrete that addresses the employees concerns. Commissioner Harrison suggested that tests be done after the project is completed and operating. If the tests show unacceptable levels, then steps should be taken to correct the issues. City Planner suggested that these be outlined in two separate conditions, and also that it be specified whether the inside or outside is the area of concern. Commissioner Huston suggested that there not be a timeline required for testing. If there is no complaint, then there is no reason to test. Commissioner R. Jacobs said that he doesn't feel it is up to the Commission to require this. This is a workplace issue, if there is a problem, it is up to management to fix the problem.

Chairperson Stewart reminded that the motion should include the amended findings of facts, as well as the suggested conditions should be specified.

After discussion regarding how the condition should read and what a timeline should be, Chairperson Stewart called a ten minute recess so the Commissioners could try to think of how the condition should read, and reminded the Commission that their discussion in public, and they cannot discuss this during the recess.

When the meeting was called to order from the recess, Chairperson Stewart handed out a condition that she outlined during the recess, on her own, locked in the office.

Commissioner T. Jacobs moved to add a condition stating that within six months of the facility's completion, inside air quality levels of the two adjacent buildings should be tested to meet acceptable EPA levels. If levels exceed EPA requirements, the City of Tillamook and TCTD will take appropriate actions, including possibly moving the HVAC system to the roof to correct the problem within one year.

The second additional motion should read that within six months of the facility's completion, inside noise levels should be tested to meet acceptable OSHA levels. If levels exceed OSHA requirements, the City of Tillamook and TCTD will take appropriate actions to correct the problem, including replacing the current windows with storm windows within one year.

Commissioner Harrison seconded the motion to add the conditions. Commissioner R. Jacobs added that he doesn't think the Commission should do this because it is a work place issue. The motion passed with a vote of 4 ayes and 2 nays. The vote was as follows:

Commissioner Hahn-aye
Commissioner Harrison-aye
Commissioner T. Jacobs-aye
Commissioner Huston-nay
Commissioner R. Jacobs-nay

Commissioner Munoz-aye

Commissioner Harrison moved to approve #CU-06-04 and #SP-06-11 in accordance with staff's findings of facts, as well as amendments. The following conditions must be met, those that staff has outlined and added conditions. Commissioner Munoz seconded the motion.

Commissioner T. Jacobs added a friendly amendment changing the finding that stated drought resistant to read drought tolerant. Commissioner Hahn seconded the friendly amendment.

The motion passed with a unanimous aye vote. The vote was as follows:

Commissioner Munoz-aye
Commissioner R. Jacobs-aye
Commissioner Huston-aye
Commissioner T. Jacobs-aye
Commissioner Harrison-aye
Commissioner Hahn-aye

Chairperson Stewart announced that there is a ten day appeal period from the date of this hearing.

Chairperson Stewart also added that this was a continued hearing, and there was an immense amount of work done to address the issues. She appreciated the effort on everyone's part.

Commission Concerns:

Commissioner Harrison said that Safeway has removed six parking spaces and replaced them with cart corrals. He asked City Planner if they still meet the parking requirements. City Planner said that there are no parking requirements at all for commercial uses (C-4), the lot was Safeway's request, this is the reason there was a non-conforming use with the application.

Chairperson Stewart called a three minute recess.

Commissioner T. Jacobs said that it shouldn't matter what was required, they showed those parking spaces on the plan, and now they've changed it. Commissioner Harrison added that what they submitted is not what they have done. City Planner said that he will write a letter and address the issue. Commissioner T. Jacobs said this is something that should be thought about with future applications.

Commissioner Harrison asked who makes up the Street Committee, and shouldn't their issues come to the Planning Commission before the City Council. He also asked about the landscaping at the library. Commissioner T. Jacobs reminded City Planner that there

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still is no bike rack at the Library. Commissioner Munoz requested that City Planner inform the Commission of what he has done with Commission Concerns and who they have been directed to.

There being no further business, the meeting was adjourned at 10:00 pm.

Submitted by;
Jodee Averill, Planning Secretary

Approved by

Jan Stewart, City Planning Commission Chair

Date